



**ANNOTATED ZONING AND SUBDIVISION AGENDA
AND RELATED ITEMS
BOARD OF COUNTY COMMISSIONERS
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
9:00 AM, WEDNESDAY, AUGUST 20, 2025**

This meeting has been properly noticed and posted online at <https://clarkcountynv.gov/agendas> and Nevada Public Notice at <https://notice.nv.gov/>, and at the following Principal Office:
Clark County Government Center, 500 S. Grand Central Parkway, Las Vegas, NV.

The Clark County Commission Chambers are accessible to individuals with disabilities. With twenty-four (24) hour advanced request, a sign language interpreter may be made available (telephone number TT/TDD: Nevada Relay toll-free (800) 326-6868) and assisted listening devices are available at the meeting upon request. A copy of the agenda sheets for this meeting can be found at <https://clarkcountynv.gov/agendas>. Versión en español se puede encontrar en <https://clarkcountynv.gov/agendas> haciendo clic en "Detalles de la reunión". Ang bersyon sa Tagalog ay matatagpuan sa <https://clarkcountynv.gov/agendas> sa pamamagitan ng pag-click sa "Mga Detalye ng Pagpupulong". Supporting material for each item, including information provided at the meeting, is available at <https://www.clarkcountynv.gov/comp-planning> for inspection by clicking "Services" and selecting "Land Use Documents", visiting the Department of Comprehensive Planning located at 500 S. Grand Central Parkway, Las Vegas, NV 89106, or by contacting Nicole Razo at (702) 455-4314 (option 2, option 1).

MEETING PROTOCOL:

ITEMS 4 – 16 are routine items for possible action.

These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners.

ITEMS 17 – 51 are non-routine public hearing items for possible action.

These items will be considered separately.

If you wish to speak to the Board of County Commissioners about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Please clearly state your name and address and please spell your last name for the record. Please be advised that the Board of County Commissioners has the discretion to take items on the agenda out of order; combine two or more agenda items for consideration; remove an item from the agenda or delay discussion relating to an item on the agenda at any time; and they may impose up to a 3 minute time limit for speaking on an item.

If you wish to comment on an agenda item via email, you may send an email to zoningmeeting@clarkcountynv.gov. Please include the item and application number in the "subject" portion of the email. The entire comment will be included in the written record for the item.

OPENING CEREMONIES

CALL TO ORDER

1. Public Comments.
2. Approval of the Agenda After Considering Requests to Add, Hold, or Delete Items. (For possible action)
3. Approval of minutes. (For possible action)

ROUTINE ACTION ITEMS (4 – 16):

These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners.

4. AR-25-400063 (UC-22-0461)-ITAI INVESTMENTS, LLC:
HOLDOVER USE PERMIT SECOND APPLICATION FOR REVIEW for a parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; 4) increase fence height; and 5) required trash enclosure.
DESIGN REVIEW for a parking lot on 1.9 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Hacienda Avenue and west of Dean Martin Drive within Paradise. MN/md/cv (For possible action)
5. AR-25-400065 (UC-21-0439)-RAMM CORP:
USE PERMITS THIRD APPLICATION FOR REVIEW for the following: 1) expansion of a recreational facility; 2) major training facility; 3) camping in conjunction with a recreational facility; and 4) a heliport.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) parking area paving and striping.
DESIGN REVIEWS for the following: 1) expansion of a recreational facility; 2) a major training facility; 3) camping cabins and accessory structures; and 4) a grading plan in conjunction with a hillside development (slopes greater than 12%) on a portion of 375.3 acres in an RS80 (Residential Single-Family 80) Zone. Generally located west of Kingston Road and north of Sandy Valley Road within Goodsprings. JJ/tpd/cv (For possible action)
6. AR-25-400071 (UC-0351-15)-COUNTY OF CLARK (AVIATION):
USE PERMIT THIRD APPLICATION FOR REVIEW of a truck staging area in conjunction with an existing parking lot on 16.15 acres in a PF (Public Facility) Zone within the Airport Environs (AE-65, AE-70, & AE-RPZ) Overlay. Generally located north of Tropicana Avenue and east of Paradise Road within Paradise. JG/gc/cv (For possible action)
7. ET-25-400073 (UC-23-0302)-USA:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) public utility structures (electrical substation and 500 kV overhead transmission lines) and associated equipment; 2) increase height of public utility structures; 3) eliminate landscaping; and 4) eliminate trash enclosures.
DESIGN REVIEW for public utility structures with all ancillary and accessory structures in conjunction with an existing electrical substation on a portion of 1,107.8 acres in an OS (Open Space) Zone. Generally located northwest of I-15 and north of Las Vegas Boulevard North within the Northeast County Planning Area. MK/rp/cv (For possible action)

8. WS-25-0484-PALMS 3D, LLC & SAHARA PALMS, LLC:
WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics in conjunction with an existing multi-family residential development on 13.16 acres in a CR (Commercial Resort) Zone. Generally located south of Sahara Avenue and west of State Street within Winchester. TS/rg/cv (For possible action)
9. ZC-25-0171-SEABASS REALTY, LLC:
HOLDOVER ZONE CHANGE to reclassify 0.92 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located north of Maule Avenue and east of Spencer Street within Paradise (description on file). JG/mc (For possible action)
10. VS-25-0173-PRUDENTIAL, LLC:
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Maule Avenue located between Spencer Street and Eastern Avenue within Paradise. (description on file). JG/rg/cv (For possible action)
11. DR-25-0172-PRUDENTIAL, LLC:
HOLDOVER DESIGN REVIEW to expand a transportation service facility on 3.19 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Maule Avenue and west of Eastern Avenue within Paradise. JG/rg/cv (For possible action)
12. ORD-25-900419: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with TS Durango LLC for a multi-family residential development on 5.08 acres, generally located east of Durango Drive and north of Robindale Road within Spring Valley. MN/dw (For possible action)
13. ORD-25-900494: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada, Inc. for a single-family development on 9.77 acres, generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/tpd (For possible action)
14. ORD-25-900511: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on April 16, 2025. (For possible action)
15. ORD-25-900518: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on May 7, 2025. (For possible action)
16. ORD-25-900545: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties approved by the Board of County Commissioners on May 21, 2025. (For possible action)

NON-ROUTINE ACTION ITEMS (17 – 51):

These items will be considered separately.

17. TA-25-0425-RED ROCK RV PARK, LLC
TEXT AMENDMENT to amend Section 30.02.26.H.4.iv.b to allow fences and walls up to 8 feet in height for commercial developments with highway frontage within the Red Rock Overlay District. JJ/gc (For possible action)

PC Action - Approved

18. UC-25-0169-OBJECT DASH, LLC:
HOLDOVER AMENDED USE PERMITS for the following: 1) a proposed multi-family development; and 2) a proposed monorail (station).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce parking lot landscaping (no longer needed); 3) reduce parking; and 4) allow alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) a proposed multi-family development with accessory commercial (retail and restaurant) uses; and 2) a proposed monorail (station) on 1.33 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Paradise Road and north of Harmon Avenue within Paradise. JG/mh/kh (For possible action)
19. UC-25-0410-K & J PARTNERSHIP:
HOLDOVER USE PERMIT for a communication tower.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) waive full off-site improvements.
DESIGN REVIEW for a communication tower on a portion of 0.28 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Twain Avenue and east of Eastern Avenue within Paradise. TS/jud/cv (For possible action)
20. UC-25-0471-NEW CHAPTER ENTERPRISES, LLC:
USE PERMIT for a proposed gas station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway departure distance; 2) reduce driveway approach distance; and 3) reduce driveway throat depth.
DESIGN REVIEW for a proposed commercial center consisting of a gas station, vehicle wash, convenience store, and a smog check station on 3.60 acres in a CG (Commercial General) Zone. Generally located south of Blue Diamond Road and west of Fort Apache Road within Enterprise. JJ/rg/cv (For possible action)
21. UC-25-0479-USA:
USE PERMITS for the following: 1) large-scale electric generation (solar) facility; 2) public utility structures (substation, utility poles, and aboveground utility lines) and all ancillary structures; and 3) communication tower and associated equipment and structures.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) reduce security fence height; 3) eliminate buffering and screening; and 4) waive full off-site improvements.
DESIGN REVIEWS for the following: 1) a large scale, solar electric generation facility; 2) public utility structures and all ancillary structures; and 3) a communication tower and all associated equipment on a 1,327.0 acre portion of a 7,710.7 acre site in an RS80 (Residential Single-Family 80) Zone. Generally located southwest of State Highway 160 and northwest of Tecopa Springs Road within the Northwest County Planning area. JJ/hw/kh (For possible action)
22. UC-25-0480-USA:
USE PERMITS for the following: 1) large-scale electric generation (solar) facility; 2) public utility structures (Battery Energy Storage Systems (BESS), substation, utility poles, and aboveground utility lines) and all ancillary structures; and 3) a communication tower and all associated equipment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) reduce security fence height; 3) eliminate buffering and screening; and 4) waive full off-site improvements.
DESIGN REVIEWS for the following: 1) a communication tower; and 2) a BESS enclosure facility, public utility structures, and associated equipment in conjunction with a proposed solar electric generation facility on a 168.8 acre portion of a 5,049.29 acre site in an RS80 (Residential Single-Family 80) Zone. Generally located southwest of State Highway 160 and northwest of Tecopa Springs Road within the Northwest County Planning area. JJ/hw/kh (For possible action)

23. UC-25-0497-RENEWA I, LLC:
USE PERMITS for the following: 1) public utility structures (overhead transmission lines and electric substations) and all ancillary equipment; and 2) a communication tower and all associated equipment. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) eliminate street landscaping; 3) eliminate buffering and screening; and 4) waive full off-site improvements.
DESIGN REVIEWS for the following: 1) public utility structures (overhead transmission lines and electric substations) and all ancillary equipment; 2) a communication tower and all associated equipment; and 3) final grading plans for a hillside development on a 211.30 acre portion of a 6,854.96 acre site in an RS80 (Residential Single-Family 80) Zone, an IH (Industrial Heavy) Zone, and a PF (Public Facility) Zone. Generally located east and west of Needles Highway and south of State Route 163 within Laughlin. MN/hw/cv (For possible action)
24. UC-25-0501-RENEWA I, LLC:
USE PERMITS for the following: 1) public utility structures (overhead transmission lines and electric substations) and all ancillary equipment; and 2) a communication tower and all associated equipment. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) eliminate street landscaping; 3) eliminate buffering and screening; and 4) waive full off-site improvements.
DESIGN REVIEWS for the following: 1) public utility structures (overhead transmission lines and electric substations) and all ancillary equipment; 2) a communication tower and all associated equipment; and 3) final grading plans for a hillside development on a 211.30 acre portion of a 6,854.96 acre site in an RS80 (Residential Single-Family 80) Zone, an IH (Industrial Heavy) Zone, and a PF (Public Facility) Zone. Generally located east and west of Needles Highway between the Nevada State Line and Hiko Springs Lane within Laughlin. MN/rg/cv (For possible action)
25. UC-25-0499-COUNTY OF CLARK (ADMINISTRATIVE):
USE PERMITS for the following: 1) large-scale electric generation (solar); 2) public utility structures (electric substation, Battery Energy Storage System (BESS) facility, utility poles, and overhead transmission lines) and all ancillary structures; and 3) a communication tower.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) eliminate street landscaping; 3) eliminate buffering and screening; and 4) modify residential adjacency standards.
DESIGN REVIEWS for the following: 1) a large scale, solar electric generation facility; 2) public utility structures and all ancillary equipment; 3) a communication tower; and 4) final grading plans for a hillside development on a 2,866.51 acre portion of a 4,870.79 acre site in an RS80 (Residential Single-Family 80) Zone and an IP (Industrial Park) Zone. Generally located northwest of Needles Highway and north and south of Laughlin Boulevard within Laughlin. MN/hw/cv (For possible action)
26. UC-25-0502-COUNTY OF CLARK (ADMINISTRATIVE):
USE PERMITS for the following: 1) large-scale electric generation (solar); and 2) public utility structures (Battery Energy Storage System (BESS) facility and utility poles) and all ancillary structures.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) eliminate street landscaping; 3) eliminate buffering and screening; and 4) allow high activity areas (drive aisles) adjacent to a less intense residential district.
DESIGN REVIEWS for the following: 1) a large scale, solar electric generation facility; 2) public utility structures and all ancillary equipment; and 3) final grading plans for a hillside development on 1,352.46 acre portion of a 2,789.36 acre site in an RS80 (Residential Single-Family 80) Zone and an IP (Industrial Park) Zone. Generally located northwest of Needles Highway and north of Laughlin Boulevard (alignment) within Laughlin. MN/rg/cv (For possible action)

27. VS-25-0365-CHURCH HAMERE NOAH KIDANE MEHRET WEST MICHAEL:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Duneville Street, and Oquendo Road and Patrick Lane; and a portion of right-of-way being Ponderosa Way located between Westwind Road and Lindell Road within Spring Valley (description on file). MN/rg/cv (For possible action)
28. UC-25-0364-CHURCH ETHIOPIAN ORTHODOX:
HOLDOVER USE PERMIT for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following 1) eliminate street landscaping; 2) reduce buffering and screening; 3) modify residential adjacency standards; 4) increase maximum parking; 5) waive full off-site improvements; 6) reduce driveway throat depth; and 7) eliminate right-of-way dedication.
DESIGN REVIEW for a proposed expansion of a place of worship on a portion of 10.17 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located south of Oquendo Road and west of Lindell Road within Spring Valley. MN/rg/cv (For possible action)
29. VS-25-0467-CCC, LLC & 3.30.300, LLC:
VACATE AND ABANDON a portion of right-of-way being Elkhorn Road located between Rainbow Boulevard (alignment) and Rebecca Road (alignment) within Lone Mountain (description on file). MK/rg/cv (For possible action)
30. WS-25-0466-CCC, LLC & 3.30.300, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase retaining wall height; 3) increase fill; 4) waive full off-site improvements; and 5) increase driveway width.
DESIGN REVIEW for a proposed single-family residential development on 13.95 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Rainbow Boulevard (alignment) and south of Elkhorn Road within Lone Mountain. MK/rg/cv (For possible action)
31. TM-25-500116-CCC, LLC & 3.30.300, LLC:
TENTATIVE MAP consisting of 27 single-family residential lots and common lots on 13.95 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Rainbow Boulevard (alignment) and south of Elkhorn Road within Lone Mountain. MK/rg/cv (For possible action)
32. VS-25-0494-BECKETT TIMOTHY & MADELAINE ETAL & RCVI GROUP, INC.:
VACATE AND ABANDON a portion of right-of-way being Nellis Boulevard located between Vegas Valley Drive and Spyglass Hill Drive within Sunrise Manor (description on file). TS/hw/cv (For possible action)
33. UC-25-0495-BECKETT TIMOTHY & MADELAINE ETAL & RCVI GROUP, INC.:
USE PERMIT for a proposed multi-family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) increase retaining wall height; and 3) modify residential adjacency standards.
DESIGN REVIEW for a proposed multi-family residential development on 3.83 acres in a CG (Commercial General) Zone. Generally located east of Nellis Boulevard and north of Vegas Valley Drive within Sunrise Manor. TS/hw/cv (For possible action)

34. WC-25-400072 (DR-19-0659)-VEGAS WP WEST, LLC:
WAIVER OF CONDITIONS of a design review for alcohol service area and consumption limited to area shown on plans in conjunction with an existing recreational facility (waterpark) on 17.15 acres in an R-2 (Medium Density Residential) Zone within the P-C (Planned Community) Overlay District in the Summerlin South Master Planned Community. Generally located south of Maule Avenue and west of Fort Apache Road within Spring Valley. JJ/rp/cv (For possible action)
35. WS-25-0477-ROSHI 27, LLC & LEXILAND, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate the drainage study; and 2) waive full off-site improvements on 15.75 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/sd/cv (For possible action)
36. WS-25-0478-TFC MOUNTAINS EDGE, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce drive-thru separation; and 2) modify buffering and screening.
DESIGN REVIEW for a commercial development on 3.88 acres in a CG (Commercial General) Zone. Generally located south of Mountains Edge Parkway and west of Rainbow Boulevard within Enterprise. JJ/rg/cv (For possible action)
37. PA-25-700027-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:
PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 7.04 acres. Generally located south of Agate Avenue and west of Pioneer Way within Enterprise. JJ/gc (For possible action)

PC Action - Adopted

38. ZC-25-0427-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:
ZONE CHANGES for the following: 1) reclassify 7.04 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located south of Agate Avenue and west of Pioneer Way within Enterprise (description on file). JJ/gc (For possible action)

PC Action - Approved

39. VS-25-0428-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Pioneer Way, and Agate Avenue and Blue Diamond Road; and a portion of right-of-way being Agate Avenue located between Buffalo Drive and Pioneer Way within Enterprise (description on file). JJ/rg/cv (For possible action)

PC Action - Approved

40. WS-25-0429-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setback; 2) increase wall height; 3) modify residential adjacency standards; 4) reduce driveway separation; and 5) reduce street intersection off-set.
DESIGN REVIEW for a single-family detached residential development on 7.04 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Agate Avenue and west of Pioneer Way within Enterprise. JJ/rg/cv (For possible action)
- PC Action - Approved
41. TM-25-500101-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:
TENTATIVE MAP consisting of 54 single-family residential lots and common lots on 7.04 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Agate Avenue and west of Pioneer Way within Enterprise. JJ/rg/cv (For possible action)
- PC Action - Approved
42. ZC-25-0486-CAPITCH LC:
ZONE CHANGE to reclassify 2.28 acres from an RS40 (Residential Single-Family 40) Zone to an RS20 (Residential Single-Family 20) Zone. Generally located west of Sarah Shannon Drive and south of Diagonal Street within Bunkerville (description on file). MK/rk (For possible action)
43. WS-25-0485-CAPITCH, LC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate the drainage study; and 2) waive full off-site improvements on 2.28 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Sarah Shannon Drive and south of Diagonal Street within Bunkerville. MK/dd/cv (For possible action)
44. ZC-25-0487-PARADISE SPA OWNERS ASSN:
ZONE CHANGE to reclassify 28.08 acres from an RM18 (Residential Multi-Family 18) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located east of Las Vegas Boulevard South and south of Serene Avenue within Enterprise (description on file). MN/rk (For possible action)
45. VS-25-0490-PARADISE SPA OWNERS ASSN:
VACATE AND ABANDON a portion of right-of-way being Las Vegas Boulevard South located between Serene Avenue and Richmar Avenue; a portion of right-of-way being Serene Avenue located between Las Vegas Boulevard South and Haven Street; a portion of right-of-way being Haven Street located between Serene Avenue and Richmar Avenue; and a portion of right-of-way being Richmar Avenue located between Las Vegas Boulevard South and Haven Street within Enterprise (description on file). MN/hw/cv (For possible action)
46. WS-25-0488-PARADISE SPA OWNERS ASSN:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway width; 2) eliminate curb return separation; 3) reduce call box throat depth; 4) allow non-standard improvements in the right-of-way; and 5) reduce street width in conjunction with a proposed single-family residential development on 28.08 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Las Vegas Boulevard South and south of Serene Avenue within Enterprise. MN/hw/cv (For possible action)

47. PUD-25-0489-PARADISE SPA OWNERS ASSN:
PLANNED UNIT DEVELOPMENT for a 275 lot single-family attached and detached residential development with modified development standards on 28.08 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Las Vegas Boulevard South and south of Serene Avenue within Enterprise. MN/hw/cv (For possible action)
48. TM-25-500121-PARADISE SPA OWNERS ASSN:
TENTATIVE MAP consisting of 275 single-family lots and common lots on 28.08 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Las Vegas Boulevard South and south of Serene Avenue within Enterprise. MN/hw/cv (For possible action)

ORDINANCES – INTRODUCTION

49. ORD-25-900399: Introduce an ordinance to consider adoption of a Development Agreement with Millrose Properties Nevada, LLC for a single-family residential development on 12.80 acres, generally located north of Pebble Road and west of Rainbow Boulevard within Enterprise. JJ/dw (For possible action)
50. ORD-25-900476: Introduce an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada Inc. for a single-family residential development on 9.13 acres, generally located west of Valley View Boulevard and south of Serene Avenue within Enterprise. JJ/dw (For possible action)
51. ORD-25-900561: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on June 4, 2025. (For possible action)

PUBLIC COMMENTS

Comments by the General Public regarding any items not listed on the agenda as posted. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.